

## STAFFORD COUNTY SCHOOL BOARD

### Agenda Consideration

**TOPIC:** Review of School Design:  
ES2008

**ITEM NO.:** 10A

**PREPARED BY:** Scott Horan,  
Executive Director  
Planning & Construction

**MEETING:** January 24, 2006  
**ACTION DATE:** January 24, 2006

Andre' A. Nougaret,  
Assistant Superintendent  
for Support Services

---

**ACTION REQUESTED BY THE SUPERINTENDENT:** That the School Board receive information on the design prototype to be used for ES2008.

---

#### KEY POINTS:

1. On November 15, 2005 the School Board selected SCPS's one-story elementary school prototype to be used for ES2008 to be built at the Gari Melchers Complex. The one-story prototype is designed by Moseley Architects of Harrisonburg Virginia and has been used for the last six (6) elementary schools built in the county including Winding Creek, Rocky Run, Kate Waller Barrett, Margaret Brent, Conway and ES2006.

2. Staff has been asked to bring this issue forward to the School Board to inform recently elected members of the current plans. Staff is in the final stages of design fee negotiations for ES2008 and we plan to finalize a fee no later than the end of January 2006. It is anticipated that an agenda item to award a professional services contract will be brought forward to the Board at their February 14, 2006 meeting.

3. The Moseley one-story prototype design is roughly 88,700 sf for 950 students. The Grimm + Parker two-story prototype design is roughly 93,800 sf for 950 students. In an effort to help the School Board compare the two SCPS Elementary School prototypes (apples to apples), staff asked Grimm + Parker if they could reduce the sf of the two-story design to roughly 88,000 without impacting the student capacity. They complied but stated some educational space highlighted in their 93,800 sf design would be decreased.

4. The following is the information provided to the School Board on November 15, 2005:

**"1. SCPS enrollment projections have identified a requirement for a new elementary school to open in September 2008 supporting projected growth in the southern portion of the county. At the July 2005 retreat, School Board members received a detailed briefing on the future development/use of the Gari Melchers Complex including the feasibility of constructing either SCPS elementary school prototype at the complex. On September 13, 2005 the School Board selected the Gari Melchers Complex for the site of ES2008. Staff plans to initiate the design process including county TRC review no later than February 2006. Prior to initiating the design effort, an Elementary School prototype**

design needs to be selected no later than December 2005.

2. SCPS currently maintains two elementary school prototype school designs (Moseley one-story and Grimm + Parker two-story design). SCPS has used the one-story Moseley design extensively throughout the county. The two-story Grimm + Parker design is new, was developed as part of the recent PPEA effort, and has not been used in the county. The following are a list of pros and cons associated with each option:

**a. Moseley one-story prototype**

**a. Pros:**

- i. **Cost** – staff estimates the total building cost for the one-story to be less than the two-story due to types of building materials and issue of building a second story; good cost data exist for this prototype.
- ii. **Familiarity** – SCPS has constructed the modern version of the one-story design more than five times and have worked through many of the construction and design issues encountered during construction.

**b. Cons:**

- i. **Size/Footprint** - one-story building footprint is larger than the two-story and will require more physical space. Gari Melchers Complex can accommodate either prototype and not adversely impact the school operations. There may be some additional grading/site work requirements with the one-story design.
- ii. **Construction Time** – the one-story required construction sequencing and subsequent construction performance period may be longer than two-story.

**c. Neutral:**

- i. **Energy Performance** – the mechanical/electrical designer is the same for both prototypes. The designer estimates there will be no appreciable difference in energy performance between the two designs.

**b. Grimm + Parker two-story prototype**

**a. Pros:**

- i. **Educational Program** – some enhancements to the overall educational program are included in the two-story design.
- ii. **Size/Footprint** – two-story building footprint is smaller than the one-story design and may require less site work.

**b. Cons:**

- i. Cost – staff estimates this design will cost more due to material types and type of construction; no good cost data exist for this prototype.**

**c. Neutral:**

- i. Energy Performance – the mechanical/electrical designer is the same for both prototypes. The designer estimates there will be no appreciable difference in energy performance between the two designs.**

**SCHOOL BOARD GOAL: #5 – Provide facilities that promote student learning and and community support.**

**#7 – Provide school environments where teachers are safe to teach and students are safe to learn.**

**FUNDING SOURCE: VPSA – ES2008**

**AUTHORIZATION REFERENCE:**      Stafford County School Board Policy 4-12  
Stafford County School Board Policy 4-29